

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

15 Crossman Drive, Croydon Hills Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,095,000

&

\$1,200,000

### Median sale price

Median price

\$1,217,500

Property Type

House

Suburb

Croydon Hills

Period - From

01/10/2023

to

31/12/2023

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9 Crossman Dr CROYDON HILLS 3136	\$1,192,000	01/11/2023
2	105 Narr Maen Dr CROYDON HILLS 3136	\$1,185,000	25/10/2023
3	38 Lakeside Cr CROYDON HILLS 3136	\$1,010,000	03/01/2024

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

31/01/2024 11:55



 3  2  2

**Property Type:** House  
**Land Size:** 615 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,095,000 - \$1,200,000  
**Median House Price**  
December quarter 2023: \$1,217,500

## Comparable Properties



**9 Crossman Dr CROYDON HILLS 3136 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,192,000  
**Method:** Private Sale  
**Date:** 01/11/2023  
**Property Type:** House (Res)  
**Land Size:** 684 sqm approx



**105 Narr Maen Dr CROYDON HILLS 3136 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,185,000  
**Method:** Private Sale  
**Date:** 25/10/2023  
**Property Type:** House (Res)  
**Land Size:** 709 sqm approx



**38 Lakeside Cr CROYDON HILLS 3136 (REI)** **Agent Comments**

 3  2  2

**Price:** \$1,010,000  
**Method:** Private Sale  
**Date:** 03/01/2024  
**Property Type:** House  
**Land Size:** 760 sqm approx